



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of January 31, 2008

Paso Robles Area

Thomas Grading Permit. Request by Shan and Kathy Thomas to grade for a barn, enlargement of an existing driveway, and future landscaping, which will result in the disturbance of approximately 0.58 acres, including approximately 1,825 cubic yards of cut and 1,330 cubic yards of fill, on a 5.04 acre parcel. The proposed project is within the Residential Rural land use category, and is located at 1070 Lardera Lane, at the southeast corner of Lardera Lane and Charolasi Road, directly adjacent to the City of Paso Robles. The site is in the Salinas River planning area. ED07-078 (PMT2007-00304)

Templeton Area

Sarzotti Conditional Use Permit. Request by Jim and Jenni Sarzotti to allow for a conversion of a 960 square foot shop into a wine production facility and tasting room (no special events), and to modify the setback requirements of the Land Use Ordinance. Use areas within the building will consist of the following: 720 square feet to accommodate the wine production, barrel storage, and case good storage and

the remaining 240 square feet for a small tasting room. As proposed, the project will result in minimal new onsite disturbance due to road improvements. The proposed project is within the Residential Rural land use category and is located on the north side of El Pomar Road (at 5302 El Pomar), approximately .25 miles east of South El Pomar Road, approximately 7 miles east of Templeton. The site is in the El Pomar-Estrella planning area. ED07-027 (DRC2006-00134)

San Luis Obispo and Santa Barbara County Areas

County Public Works (Flood Control and Water Conservation District [FCWCD]) – State Water Project unused allocations. A proposal by FCWCD to initiate a program that would allow annual transfers of the District's unused State Water Project allocation. The purpose and intent of the program is to make efficient use of available water supplies and shift the cost burden of drought protection from countywide taxpayers to actual water users. The program would make San Luis Obispo's currently unused state water available to local water agencies that have contracted with the District, the Santa Barbara County Flood Control and Water Conservation District, or the Central Coast Water Authority for State Water Project supplies on an annual transfer basis. The primary areas that could be impacted from the proposed project within San Luis Obispo County include the eleven State Water contract providers and their respective service areas (City of Morro Bay, California Men's Colony, CSA 16 (Shandon), San Luis Coastal Unified School District, Avila Valley Mutual Water Company, Avila Beach CSD, San Miguelito Mutual Water Company, Oceano CSD, City of Pismo Beach, Cuesta College and the County Operations Center). For further information, please contact Mark Hutchinson at (805)781-5252. ED07-139 (587R855105)

Environmental Impact Reports

An Environmental Impact Report (EIR) is a detailed analysis of the environmental effects of a project. The report is released in draft form, with an invitation to all interested persons and agencies to review the draft EIR and submit written comments. The Final EIR will contain all the information that was in the draft, plus the written comments, responses to the comments, and any changes in the document that need to be made to respond to the comments.

Final Environmental Impact Report – Biorn Conditional Use Permit and Land Use Ordinance/Land Use Element Amendment.

Biorn Conditional Use Permit and Land Use Ordinance/Land Use Element Amendment. The Final Environmental Impact Report (FEIR) for the Biorn Conditional Use Permit and Land Use Ordinance/Land Use Element Amendment is complete and available for public review. The FEIR addresses the environmental impacts that may be associated with the request 1) to change up to fifty (50) acres in the Residential Suburban (RS) and Commercial Service (CS) land use categories to the Industrial (IND) land use category; and 2) for a Conditional Use Permit to develop a 14.5-acre portion of the subject area with a concrete asphalt plant (which is allowed in the Industrial land use category).

The proposed project is located to the north and south of Cuyama Lane, generally west of Hutton Road and Highway 101, north of the Santa Maria River and City of Santa Maria.

Copies of the Final EIR are available at the following locations: Nipomo Library, Cal Poly Library and City/ County Library of San Luis Obispo. Copies are also available on loan and for review at the Environmental Division of the Planning Department, located at 976 Osos Street, Room 300, San Luis Obispo, 93408. Portions of the EIR (including the intro and summary) is on the Planning Department's web site at: www.sloplanning.org under "Environmental Information and Natural Resources" then "Environmental Notices..."

ENVIRONMENTAL IMPACTS:

The EIR focuses on the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, population and housing, public services and utilities, recreation, transportation and circulation, wastewater, water resources and flooding, and growth inducing impacts. The EIR also considers five alternatives in addition to the "No Project" alternative.

HOW TO GET MORE INFORMATION:

If you need more information about the environmental aspects of this project, please contact John McKenzie at (805)781-5452 (or e-mail: jdmckenzie@co.slo.ca.us), or for written comments:

John McKenzie, Environmental Division
County Planning & Building Dept.
976 Osos St., Rm. 300
San Luis Obispo, CA 93408-2040

For other aspects of the project, please contact Brian Pedrotti at (805)781-2788 (or e-mail: bpedrotti@co.slo.ca.us), or for written comments:

Brian Pedrotti
County Planning & Building Dept.
976 Osos St., Rm. 300
San Luis Obispo, CA 93408-2040

PUBLIC HEARING:

The public hearing before the San Luis Obispo County Planning Commission, who will be making recommendations to the Board on certification of the EIR and project approval, has been tentatively scheduled for February 28th, 2008, in the Board of Supervisors Chambers, County Government Center, San Luis Obispo. If you plan to attend, please call two weeks before this date to verify.